



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9364

£1,195,000

Seaside House,
4 Westaway, Battery Hill, Portreath, Cornwall, TR16 4NR

FREEHOLD



A very impressive, detached coastal residence, occupying a stunning position with far reaching views over the golden sand beach and out to sea. Arranged over 4 floors with about 2,100sq.ft. of accommodation including a triple aspect, open-plan kitchen/dining/living room, 4 bedrooms, including 3 doubles – 2 of which have beautifully appointed en-suite shower rooms. There is an integral garage as well as driveway parking for multiple vehicles. An ideal main home or the perfect north Cornish coast holiday home with a lucrative letting income history and just a short walk away from the beach and numerous village amenities.





SUMMARY OF ACCOMMODATION – In all, about 2,106sq.ft.

Ground Floor: entrance hall, utility room, wet room.

First Floor: landing, family shower room, 3 bedrooms including an en-suite.

Second Floor: landing, wc, open-plan kitchen/dining/living room.

Third Floor: landing, principal bedroom with en-suite.

Outside: driveway parking, integral double garage, wraparound balcony and west facing sun deck plus further lower level garden, additional driveway parking.

DESCRIPTION

Located moments from the beautiful golden sands of Portreath Beach and the great amenities of the village, this wonderful property commands a most enviable, elevated and private position to enjoy uninterrupted far reaching sea views.

Built in 2012 and purchased from new by our clients, this is the end of four properties. The property benefits from westerly facing, private and enclosed side gardens that bask in sun throughout the day.

The accommodation is arranged over four floors with underfloor heating throughout via an air source heat pump. There are four generous bedrooms all with fantastic sea views and built-in storage, two of



which enjoying en-suite facilities. The spacious principal bedroom commands almost the entirety of the upper floor with the vaulted ceilings and feature window enhancing the style and character within this contemporary home. The en-suite has a fantastic design with a tasteful and practical use of space, plus the luxurious bath position to sit and enjoy the remarkable coastal vista.

Beautifully appointed and stylishly presented, a socially arranged kitchen/dining/living room across the upper middle floor is a fantastic space whether being used as a main home or holiday home. Designed to boast incredible natural light with multiple bifolding doors which open to an enjoyable sea view balcony and side decked areas, this triple aspect room is both comfortable and mesmerising.

Whilst being incredibly low maintenance, the outside space for a coastal home of this style, both beautiful garden and parking, is exceptionally rare with two driveways providing parking for at least four vehicles. Situated within just a short stroll of Portreath Beach, the South West Coast Path and within very easy reach of Portreath's main amenities including several pubs, eateries, village shop, hairdresser and a primary school, this property could be wonderful family home.

Currently used as a holiday home which also has a very healthy letting income history – for further information please contact the vendor's sole agent.

LOCATION

Portreath village, on Cornwall's north Atlantic coastline, has long been a holiday retreat, and over recent years has increased considerably in popularity. The village is very evidently a place where a lot of money is being spent on the housing stock, especially those surrounding the beautiful sandy beach. The profile of the area has risen considerably, and the beach provides a playground to holidaymakers and locals alike providing excellent bathing and surfing. There are lovely walks along the surrounding coastline via the South West Coastal Footpath, much of which is under Stewardship of the National Trust.

Portreath has been notably growing in popularity over recent years as a holiday location and has recently become a World Heritage site. Situated on Cornwall's north Atlantic coastline, to the west of Truro with a pier and harbour providing shelter for an active fishing fleet.

Portreath is at the end of the Bissoe valley cycle trail which stretches from the north coast to the south coast at Devoran, providing traffic free cycling and walking through Cornwall's mining heritage landscape with many further trails branching off it. The village provides a bakery, general store, post office, surf shops, inns, cafés, hairdresser, restaurant and a primary school. Secondary schooling is available at Redruth and Truro, the latter also having three private schools.

Redruth is the nearest large town offering a cinema, numerous shops and restaurants and a main line railway station which has a direct link to London Paddington with approximate travel time of 4½ hours. The county capital of Truro is some 15 minutes' drive away offering extensive leisure, commercial and retail amenities commensurate with Cornwall's capital including the county's major hospital and Hall for Cornwall which hosts a variety of theatrical and entertainment events throughout the year.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Access from the driveway:-

ENTRANCE HALL.

Tiled flooring, underfloor heating, staircase to the first floor with storage cupboard under, door to garage and doors to:-

UTILITY ROOM – 9'4" x 4'3". With base units under a laminate worktop, 1½ bowl stainless steel sink and space for washing machine and dryer.

WET ROOM – 9' x 4'2"

Walk-in wet room with mixer shower, wash basin, contemporary wc with concealed cistern, uPVC opaque double glazed window.



Turning staircase ascends to:-

FIRST FLOOR

LANDING. Turning staircase to second floor with small storage cupboard under and doors to:-

SHOWER ROOM. Beautifully appointed shower room with Roca sanitaryware and double mixer shower.

BEDROOM 3 – 10'7" x 9'5". A spacious and light double bedroom with built-in wardrobes and stunning views over the beach, harbour, the village of Portreath and miles of open sea and the cliff face on the opposite side of the village.



BEDROOM 4 – 10'1" x 6'2". A forward sea facing room with built-in wardrobe, used for bunkbeds currently, but could be a great study if required.

BEDROOM 2 – 18'4" x 9'6". Currently used as a twin room, this very spacious second bedroom reaches the depth of the property, enjoys incredible sea views, sizeable built-in wardrobes and door to:-

**EN-SUITE
SHOWER
ROOM.**

Immaculately appointed with tiled floor and walls, rainfall mixer shower head and handheld shower, wash basin vanity unit, contemporary wc with concealed cistern and LED mirror.

**SECOND FLOOR**

LANDING. Beautifully bright with glazed door leading to the rear of the property, turning stairs to the third floor and doors to:-

WC – 5'9" x 3'10". Contemporary wc with concealed cistern, wash basin, tiled floor.



OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 29'1" x 20'1" (into kitchen). A remarkable triple aspect open-plan room which enjoys beautiful light and boasts three sets of bifolding doors that entice you towards the irresistible, uninterrupted sea view. Opening to a wrap around and side decked sun terrace, this serves as a wonderful extension of the living and dining areas.

KITCHEN. A beautifully appointed kitchen that offers a wonderfully homely feel with a range of hardwood floor and wall cabinets, solid wood worktop, Samsung American fridge freezer, Rangemaster oven with induction hob with extractor over, integrated dishwasher. A peninsula breakfast bar creates a very social space to enjoy.



THIRD FLOOR

LANDING. Door to storage cupboard and door to:-

PRINCIPAL BEDROOM – 18'9" x 13'9" (into window). A stunning room with vaulted ceilings and a large triangular multipaned uPVC double glazed window and seating area providing the most stunning view out over Portreath Beach and miles of open sea. Built-in wardrobe with hanging rail and shelving. Door to:-

EN-SUITE BATHROOM – 14'8" x 8'9" (into window). Immaculately appointed and impressively stylish, with a large shower with "smart" Mira mixer shower plus rainfall shower head, his and hers basin vanity unit and an incredible freestanding bath with waterfall tap and sea views from it.



OUTSIDE



To the front is a brick paved driveway for 3 – 4 vehicles with the benefit of a separate driveway for further parking and double wooden gates opening to the side garden.

Accessed from the second floor is a fantastic wraparound balcony as well as a generous side decked area, ideal for alfresco dining. Steps lead down to a slightly sunken paved garden which offers incredible space, privacy, shelter and sun throughout the day whilst enjoying the magical sea views.

DOUBLE GARAGE – 20' x 17'6". A large double garage with electrically operated roller door and boiler room.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR16 4NR.

SERVICES – Mains water, electricity and drainage. Air source underfloor heating throughout.

COUNCIL TAX BAND – Small Business Rates or Band G (see www.mycounciltax.org.uk).

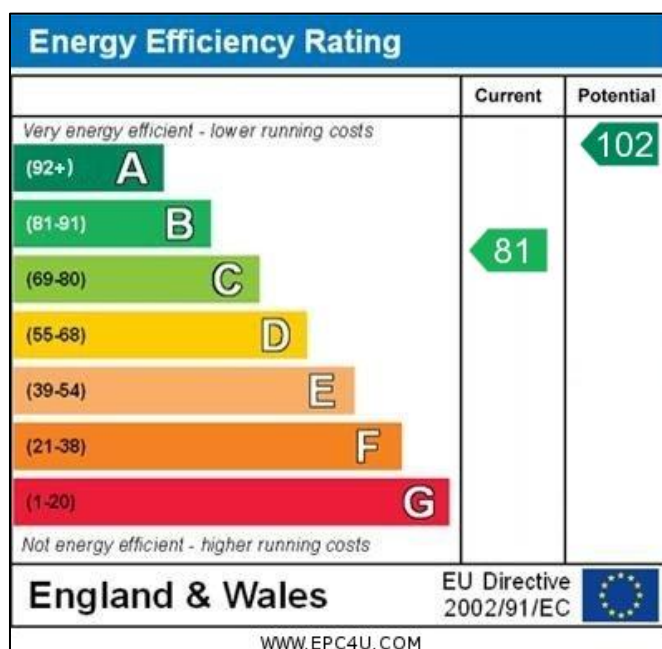
DIRECTIONS – Proceed into Portreath on the B3300. As you descend the hill, with the beach in front of you, there will be a sharp bend to the right and a turning on your left onto Battery Hill. Continue up Battery Hill and Seaside House will be found last on your left hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

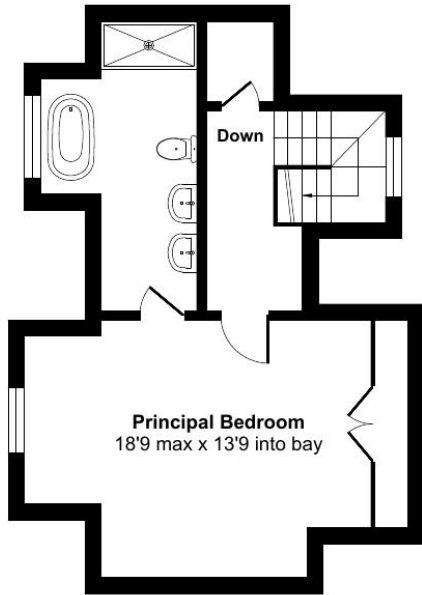


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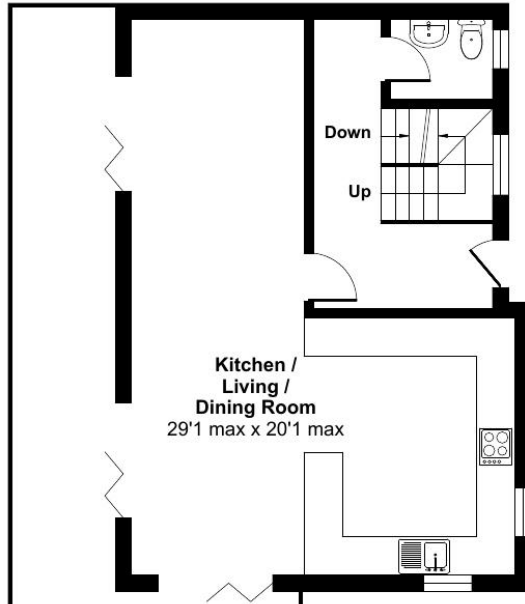
Battery Hill, Portreath

Approximate Area = 2106 sq ft / 195.6 sq m (includes garage)

For identification only - Not to scale

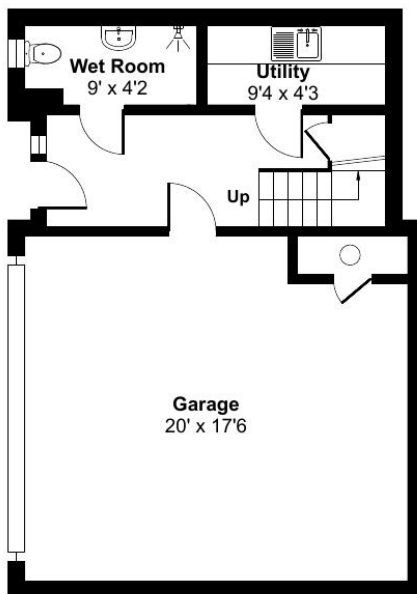


THIRD FLOOR

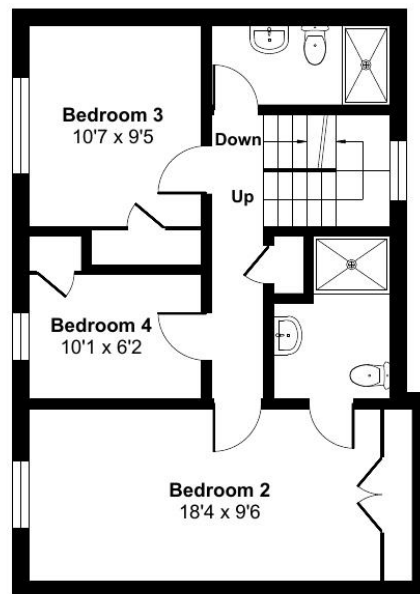


SECOND FLOOR

Balcony
40' max x 15' max



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Lillicrap Chilcott. REF: 969661

